

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-11
AGENDA DATE: Thu 06/09/2005
PAGE: 1 of 1**

SUBJECT: C14H-05-0006 – Thompson-Carter House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1815 Waterston Avenue from family residence, neighborhood plan (SF-3-NP) combining district zoning to family residence, neighborhood plan – historic (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence, neighborhood plan – historic (SF-3-H-NP) combining district zoning. Planning Commission Recommendation: Forward without a recommendation due to lack of a quorum vote. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-05-0006

HLC DATE: February 28, 2005
March 28, 2005

PC DATE: May 10, 2005
May 24, 2005

AREA: 6,130 square feet

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Thompson-Carter House

WATERSHED: Johnson Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1815 Waterston Avenue

ZONING FROM: SF-3-NP

ZONING TO: SF-3-H-NP

SUMMARY STAFF RECOMMENDATION: Staff does not recommend the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning, but does recommend relocation rather than demolition of the structure.

HISTORIC LANDMARK COMMISSION ACTION: February 28, 2005: Initiated a historic zoning case. March 28, 2005: Recommended the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning. Vote: 4-2 (Hansen and Leary opposed, Limbacher absent).

PLANNING COMMISSION ACTION: Postponed action until May 24, 2005 to allow an opportunity for the property owner and the Clarksville Community Development Corporation to meet and see if the CCDC would accept the house for relocation to another site and rehabilitation. Vote: 7-0 (Sullivan absent). May 24, 2005: Forward the case without a recommendation due to lack of quorum. Vote: 6-0 (Galindo absent, Cortez off-dais).

DEPARTMENT COMMENTS: The house is listed as a Priority 2 in the Clarksville Survey (2000), before the windows and siding were replaced.

CITY COUNCIL DATE: May 26, 2005

ACTION: Postponed to June 9, 2005 at neighborhood's request.

June 9, 2005

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Old West Austin Neighborhood Association; Clarksville Community Development Corporation.

BASIS FOR RECOMMENDATION:

The ca. 1930 house is over 50 years old, but has lost its integrity of materials. The 1:1 wood frame windows shown in the 2000 Clarksville survey have been replaced with modern vinyl 6:6 windows; the front porch has been modified; the exterior has sheet paneling as siding. The house has neither architectural nor historical significance sufficient to warrant landmark designation.

ARCHITECTURE

One-story, side-gabled, rectangular-plan frame house with central, partial-width independent porch on plain square wood posts; modern panel sheet siding; modern 6:6 vinyl fenestration.

HISTORY OF THE PROPERTY

The Thompson-Carter house appears to have been built around 1930. The first occupant, according to city directories, was Link Thompson, an African-American yardman, who moved to this house from another Clarksville address. Thompson and his family lived here on Waterston until 1935; he was employed as a chauffeur and butler for families on Niles Road. The 1937 city directory shows the occupant and owner as Otis Kerr, who also worked as a chauffeur. Kerr and his family lived here until 1948, when the house was occupied by Kelly Meador, a teacher at the State Blind Deaf and Orphan School for Colored Youth. The Carter family moved into the house in 1954. Shirley Carter, who is listed as the owner from 1957 on, was a busman at the Greyhound Coffee Shop.

PARCEL NO.: 01110408040000

DEED RECORD: Docket No. 2004119082

LEGAL DESCRIPTION: The west 65 feet of the north 128 feet of Lot 9, Block 13, Maas Addition.

ANNUAL TAX ABATEMENT: \$2,666 (owner-occupied rate). City tax abatement: \$702.

APPRAISED VALUE: \$232,473

PRESENT USE: Vacant

CONDITION: Poor

PRESENT OWNER

Apante Investments, L.P.
P.O. Box 160788
Austin, Texas 78716

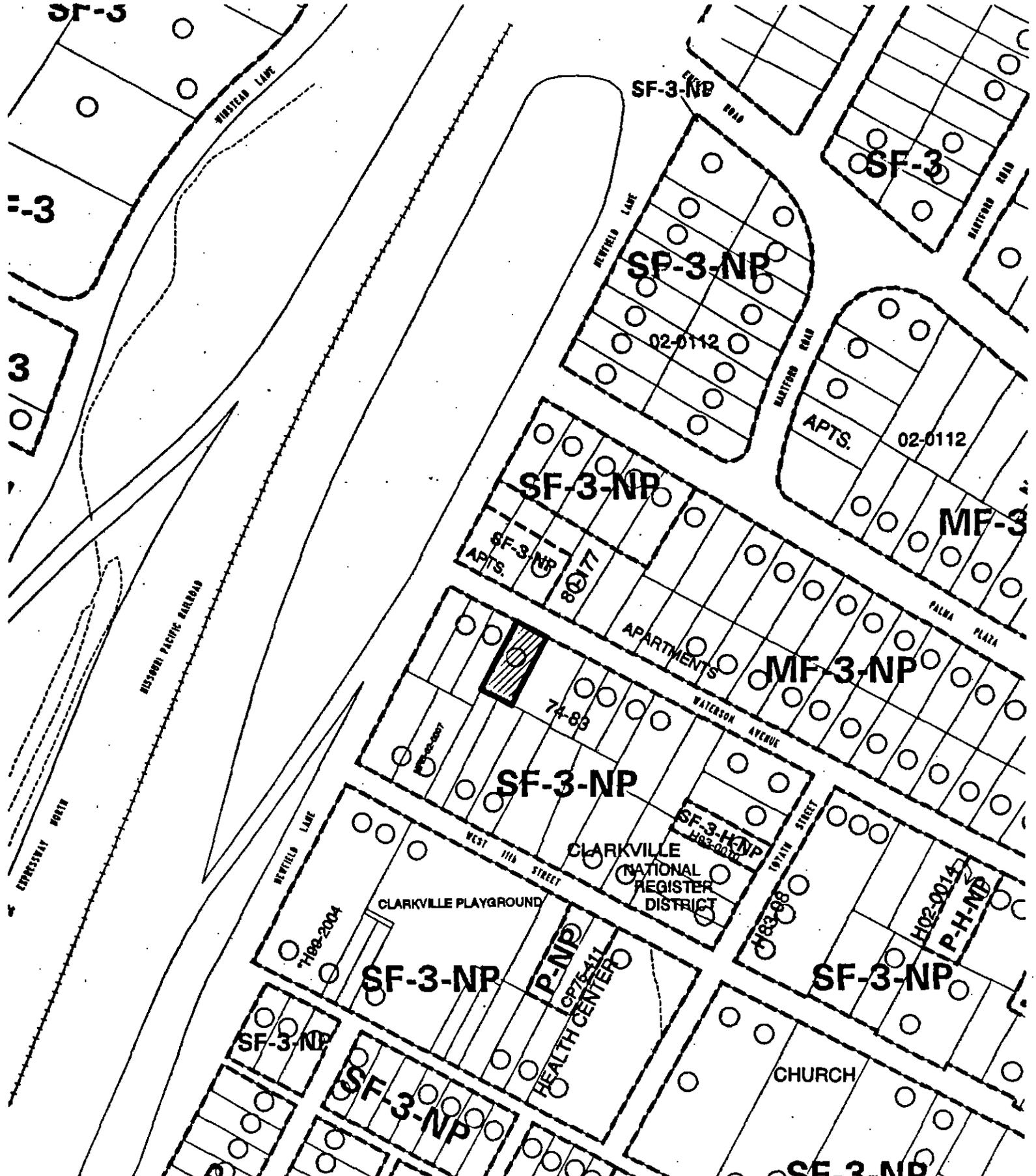
DATE BUILT: ca. 1930

ALTERATIONS/ADDITIONS: Original siding replaced with modern paneling as siding; original 1:1 wood-sash windows replaced with modern 6:6 vinyl windows; front porch modified.

ORIGINAL OWNER(S): Link and Mamie Thompson (1930)

OTHER HISTORICAL DESIGNATIONS:

The house is listed as a Priority 2 in the Clarksville survey (2000), before the windows were replaced.





1815 Waterston Avenue

**OCCUPANCY HISTORY
1815 WATERSTON AVENUE**

**From City Directories
Austin History Center
Prepared by City Historic Preservation Office
February, 2005**

- 1969** Shirley and Lillian Carter, owners
Employee, Austin Public School
- 1964** Shirley and Lillian Carter, owners
Busman, Kastner's Restaurant
- 1960** Shirley and Lillian Carter, owners
Busman, Greyhound Coffee Shop
- 1957** Shirley and Lillian Carter, owners
Busman, Greyhound Coffee Shop
- 1954** Melvin and Lillian Carter, owners
No occupation listed
Also listed as Shirley Carter, a busboy and the Greyhound
Coffee Shop
- 1952** Kelly and Johnnie M. Meador
Teacher, State Blind Deaf and Orphan School
- 1949** Kelly and Johnnie M. Meador
Teacher, State Blind Deaf and Orphan School for Colored
Youths
- 1947** Otis and Ola Kerr, owners
Chauffeur
- 1944-45** Otis and Ola Kerr, owners
Chauffeur
- 1942** Otis and Ola Kerr, owners
No occupation listed
- 1940** Otis and Ola Kerr, owners
No occupation listed

1937 Otis and Ola Kerr, owners
Chauffeur, 4 Niles Road

1935 Link and Mamie Thompson
Butler, 4 Niles Road

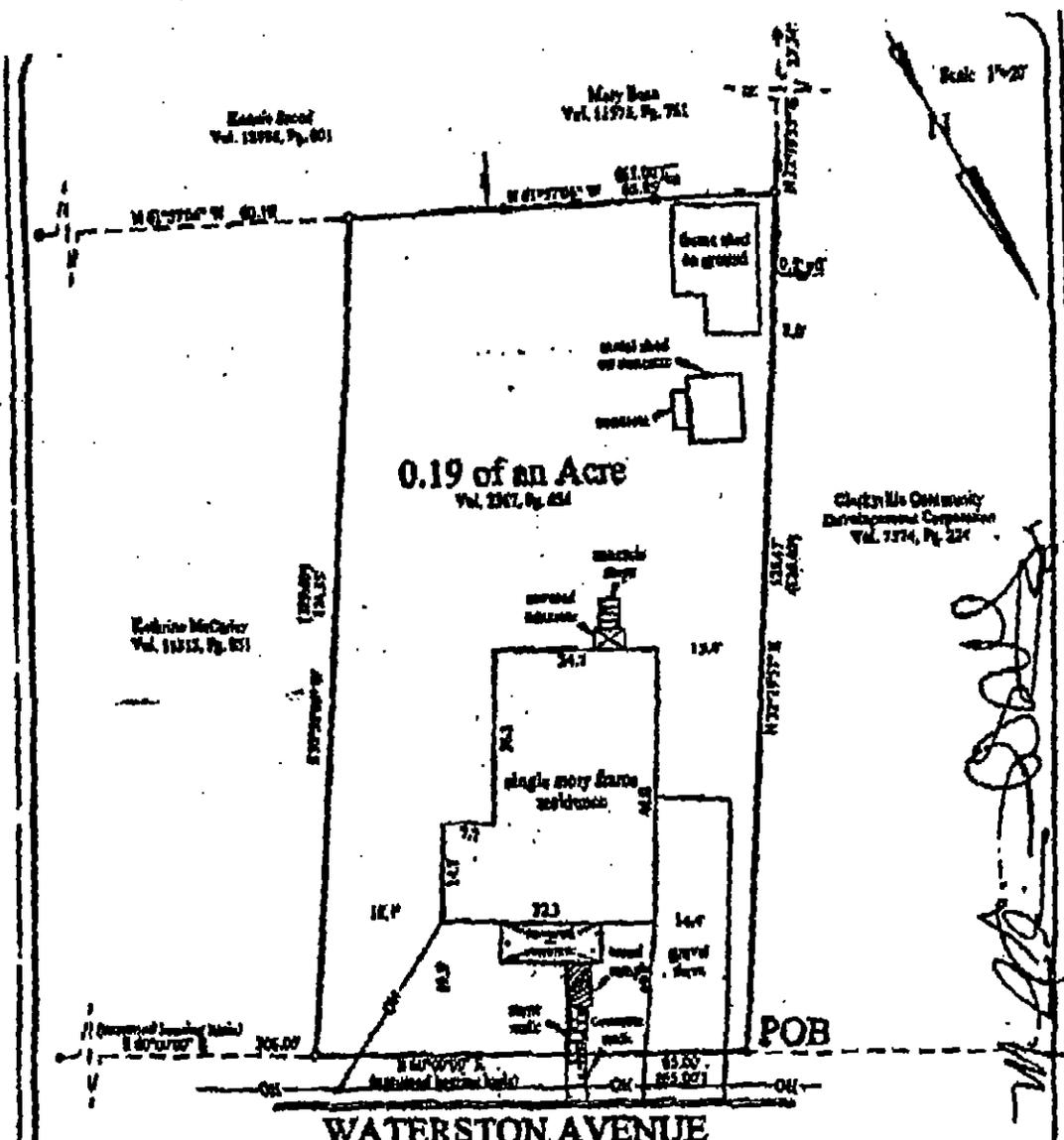
NOTE: Otis Kerr is listed as the yard man at 4 Niles Road, and residing at 1110 Dunbar.

1932-33 Link and Mamie Thompson
No occupation listed

1930-31 Link and Mamie Thompson (colored)
Chauffeur, 6 Niles Road

NOTE: Waterston is listed as W. 12 ½ Street; the house address is listed as 1601.

1929 Address not listed
Link Thompson is listed as the yardman at 6 Niles Road, residing at 1423 W. 12th Street.



Legal Description:
 0.19 of an Acre of land being the West 87 of the North 127 of Lot 8, out of Lot 19 of the subdivision of Lots 13 & 14 of a 252 Acre subdivision out of the T.J. Chapman Grant, also being a portion of the MAAS Addition to Vol. 2, Pp. 147, being further described in Exhibit "A"

- LEGEND**
- NO HIGH WPS FOUND
 - LOT BOUNDARY
 - LOT BOUNDARY
 - CHAIN LINK FENCE
 - BUILDING LINE
 - PUBLIC UTILITY EIGHT
 - RECORD INFORMATION
 - POWER POLE
 - OPENED UTILITIES

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 1812 WATERSTON AVENUE
 CITY: AUSTIN REFERENCE NAME: MICHAEL CRUMES and THOM CRUMES

ALL STAR Land Surveying
 12711 Research Blvd.
 Building A, Suite 106
 Austin, TX 78759
 (512) 249-8149 phone
 (512) 231-3217 fax



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A LOW RISK CATEGORY AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.E.M. MAP No. 48453C0205 PANEL 808E DATED: 8-16-97
 This certification is for insurance purposes only and is not a guarantee that the property will or will not flood. Check your local newspaper for the current status of this map.

TO THE USHERS AND / OR OWNERS OF THE PREMISES SURVEYED AND TO
FIDELITY NATIONAL TITLE

DATE: 10/20/01
 BY: E.H. Hines
 S.J. F. G. Davis
 S.D. No. 1016116

I do hereby certify that this survey was this day made on the ground under my supervision and in the face of my best knowledge of the property legally described herein and that there are no boundary line conflicts, encroachments, easements, or liens in place, except as shown herein, and certifies only to the legal description and statements shown on the referenced title commitment.

FIELD BOOK	F98	122
FIELD NOTES	80804	122
MEASURING	T. Simpson	121
FINAL CHECK	EA	103
DATE	EA	

Handwritten signature and notes on the right side of the map.



**ARNOLD INVESTIGATIVE ENGINEERING INC.
5511 PARKCREST DR., SUITE 107
AUSTIN, TEXAS 78731
(512) 345-6620 FAX (512) 345-4233**

February 28, 2005

Mr. Virgilio Altamirano

SUBJECT: Limited Inspection of 1815 Waterston, Austin, TX

At your request, Arnold Engineering conducted an inspection of the subject property on February 28, 2005. The purpose of the inspection is to observe limited areas of structural systems, and to for an opinion as to whether the building could be cost effectively rehabilitated.

The building is a one-story, single family structure. The foundation is a pier and beam structure. The roof is composition shingle. The wall system is wood frame.

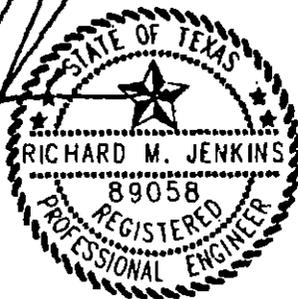
The roof ridgelines are visibly sagging. The visible interior doorways are racked, indicating foundation movement, and or wood wall frame racking and decomposition. The visible interior wall surfaces are water stained, with areas of visible deterioration. The floor joists are also water stained and deteriorated.

Based upon these observations, it is my opinion that the subject building cannot be cost effectively rehabilitated. It is our recommendation that the building be demolished and reconstructed.

I hope this information is helpful. Please do not hesitate to call if we may answer and questions or be of additional service.

Sincerely,

Richard Jenkins, P.E. 02/28/05



C14H-05-0006
Thompson - Carter House
1815 Waterston Ave.

April 4, 2005

Mr. Steve Sadowsky
Historic Preservation Officer
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Dear Mr. Sadowsky

As you know per my two presentations to the Historic Commission Board, I am opposed to the Commission's recommendation to impose a historic zoning for my property located at 1815 Waterston. Unfortunately the majority of the Historic Commission Board did not take your recommendation and my factual pleadings of the condition of the house into consideration for their decision. Consequently I have hired Mr. Jim Bennett to represent me in this case.

Sincerely,


Virgilio Altamirano
Apante Investments, LP.

Clarksville Community Development Corporation
P.O. Box 5975
Austin, Texas 78763

May 25, 2005

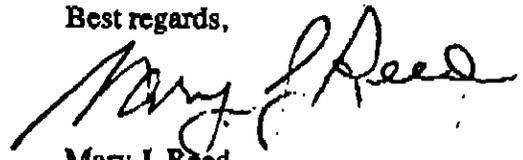
Steve Sadowsky
Historic Preservation Officer
Neighborhood Preservation Office
City of Austin

Dear Steve:

The Clarksville Community Development Corporation (CCDC) requests a one-month postponement of C14H-05-006, Thomson-Carter House, by the City Council. Presently, the case is scheduled to be considered at the May 26, 2005 Council meeting. Key CCDC board members and neighborhood residents involved in this issue will be out of town on that day and one of those individuals is in the hospital.

Thanks for your consideration.

Best regards,



Mary J. Reed

CCDC Board Secretary